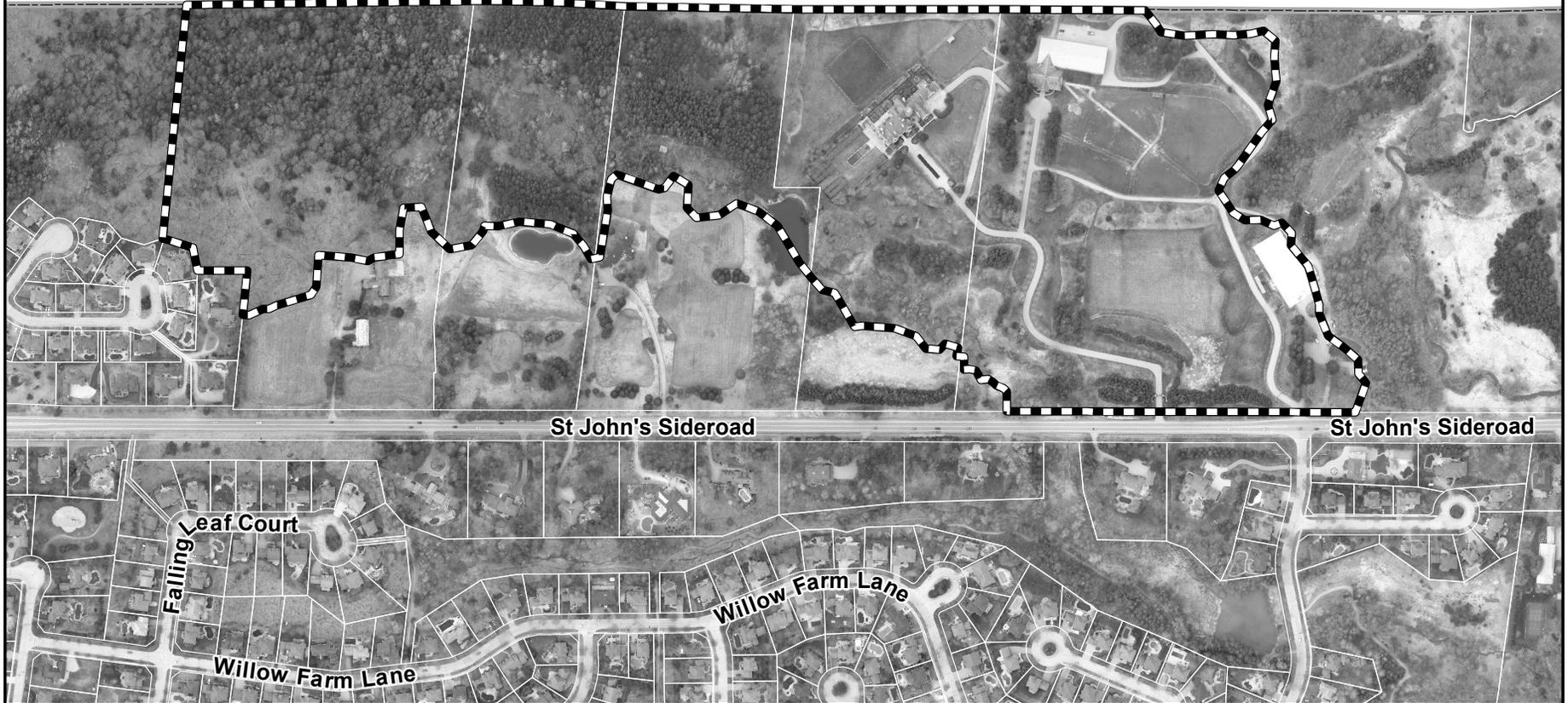


TOWN OF NEWMARKET



LOCATION MAP

Applicant: Shining Hill Estates Collection Inc.
Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01



SUBJECT LANDS

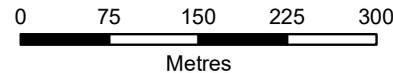
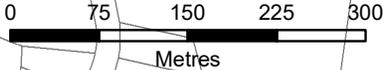
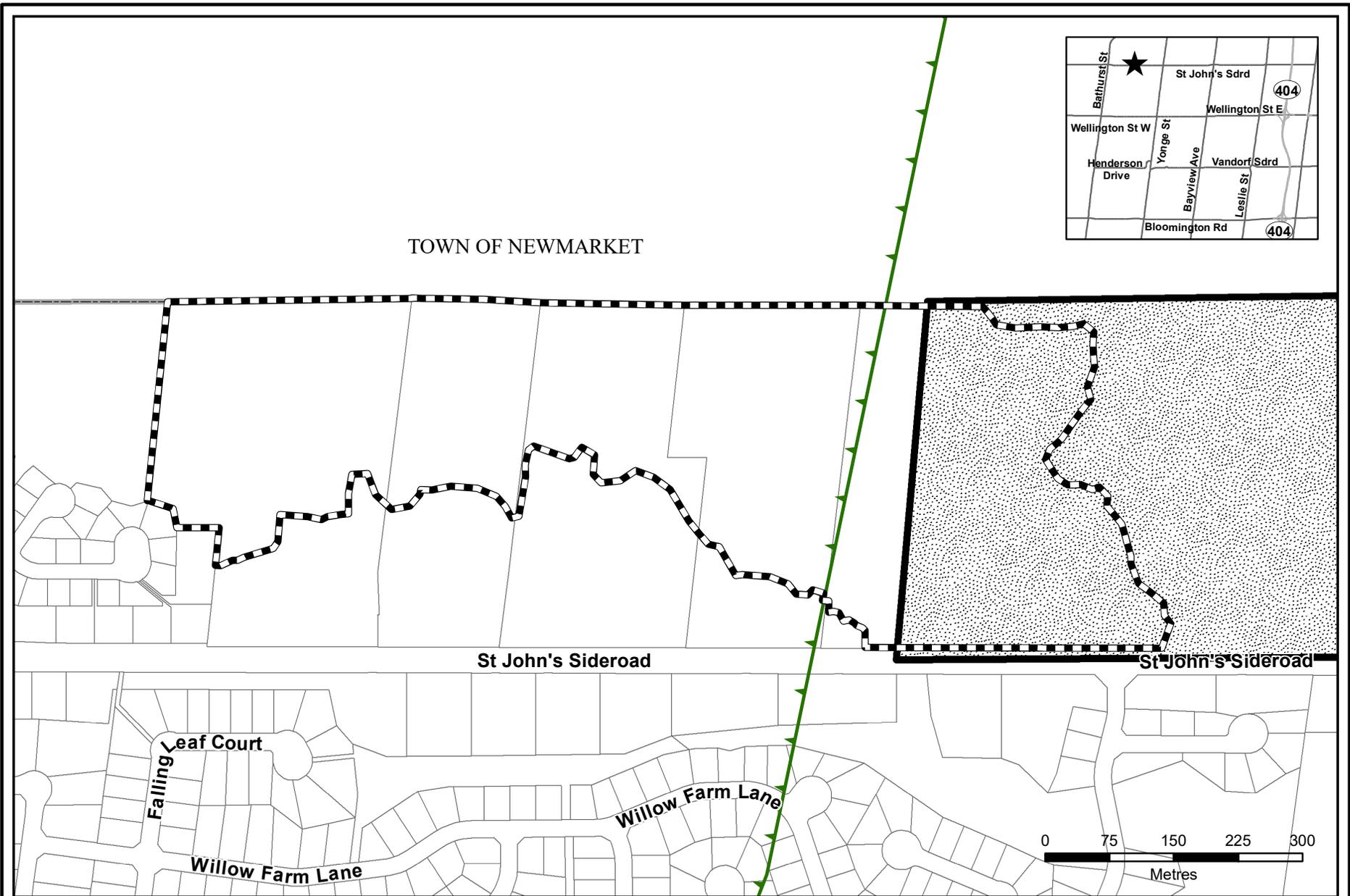


FIGURE 1

Map created by the Town of Aurora Planning & Building Services Department, April 13, 2021. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2020, © First Base Solutions Inc., 2020 Orthophotography.



OFFICIAL PLAN SCHEDULE H (SITE SPECIFIC POLICY AREA #14)

Applicant: Shining Hill Estates Collection Inc.
Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01

FIGURE 2



SUBJECT LANDS

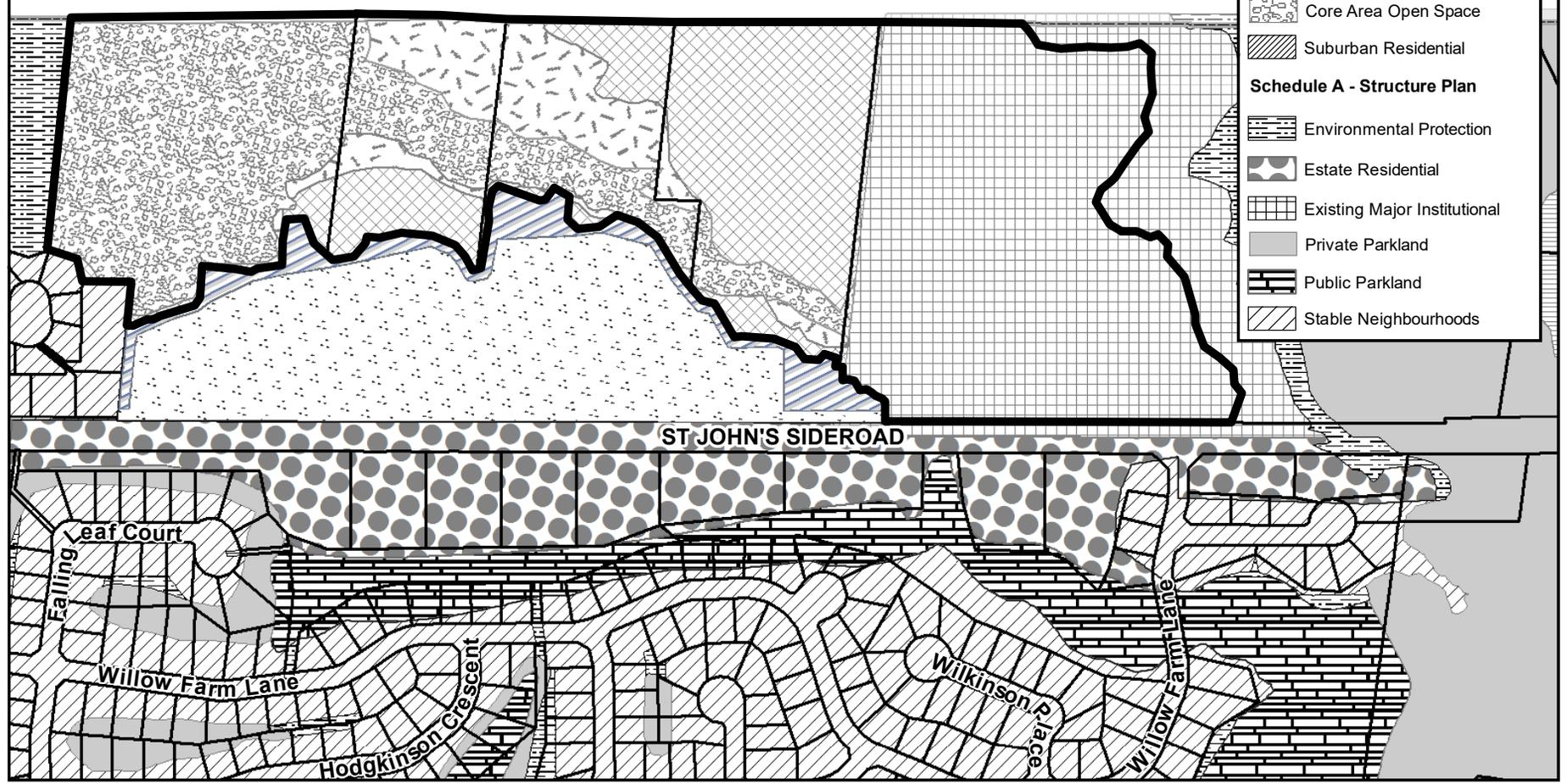


SITE SPECIFIC POLICY AREA #14



TOWN OF NEWMARKET

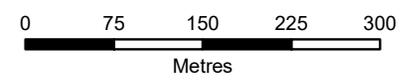
- OPA 21**
-  Suburban Residential (SR-2)
 -  Supporting Area Open Space
- OPA 37**
-  Suburban Residential (SR-1)
 -  Supporting Area Open Space
 -  Core Area Open Space
 -  Suburban Residential
- Schedule A - Structure Plan**
-  Environmental Protection
 -  Estate Residential
 -  Existing Major Institutional
 -  Private Parkland
 -  Public Parkland
 -  Stable Neighbourhoods



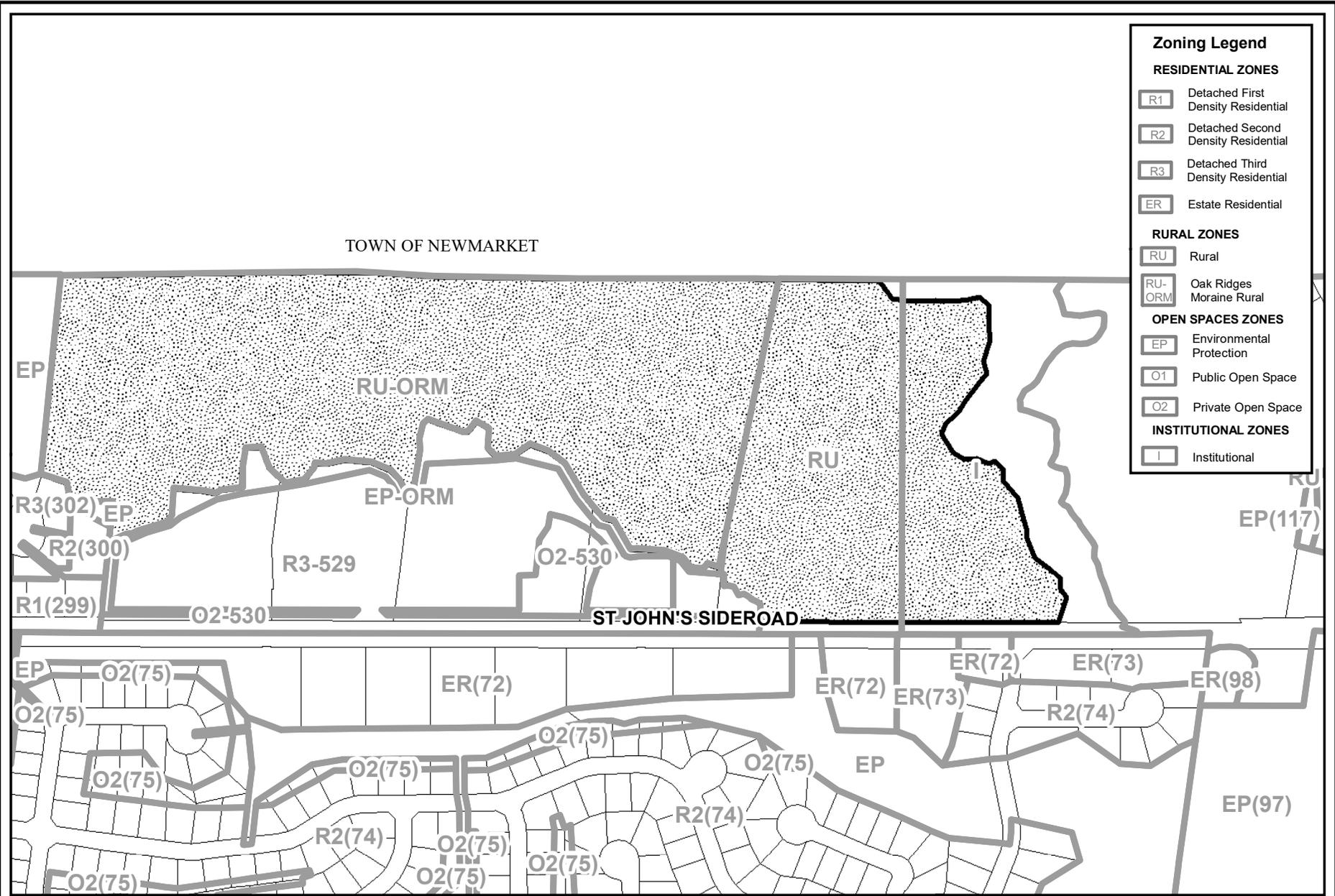
EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: Shining Hill Application
 FILES: OPA-2018-01, ZBA-2018-02 & SUB-2018-02
 FIGURE 3

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning & Development Services Department, May 26, 2021. Base data provided by York Region & the Town of Aurora.

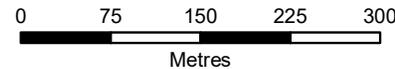


Zoning Legend	
RESIDENTIAL ZONES	
R1	Detached First Density Residential
R2	Detached Second Density Residential
R3	Detached Third Density Residential
ER	Estate Residential
RURAL ZONES	
RU	Rural
RU-ORM	Oak Ridges Moraine Rural
OPEN SPACES ZONES	
EP	Environmental Protection
O1	Public Open Space
O2	Private Open Space
INSTITUTIONAL ZONES	
I	Institutional

EXISTING ZONING BY-LAW DESIGNATION

Applicant: Shining Hill Estates Collection Inc.
 Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01
 FIGURE 4

 SUBJECT LANDS



Land Use Designations

- Possible Intersection
- Proposed Creek Crossing Location
- Stormwater Management Facility (Conceptual)

Official Plan Designations

- Estate Residential
- Existing Major Institutional
- Environmental Protection
- Private Parkland
- Public Parkland
- Stable Neighbourhoods
- Suburban Residential

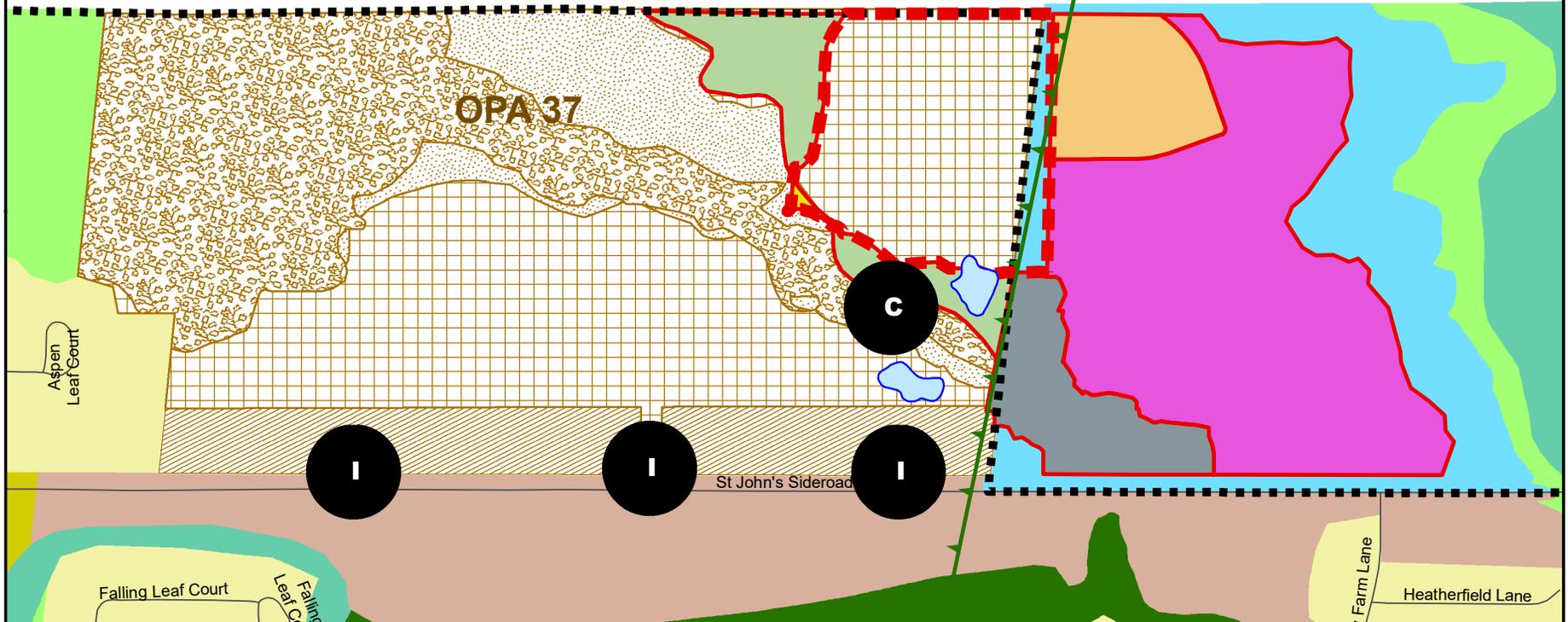
OPA 37 Designations

- Suburban Residential (SR-1)
- Suburban Residential
- Core Area Open Space
- Supporting Area Open Space

- School Block

Proposed Official Plan Designations

- Lands to be Designated to Public Parkland
- Lands to be designated to Environmental Protection
- Lands to be designated to Stable Residential
- Lands to be designated to Suburban Residential (SR-1)
- Lands to be designated to Supporting Area Open Space

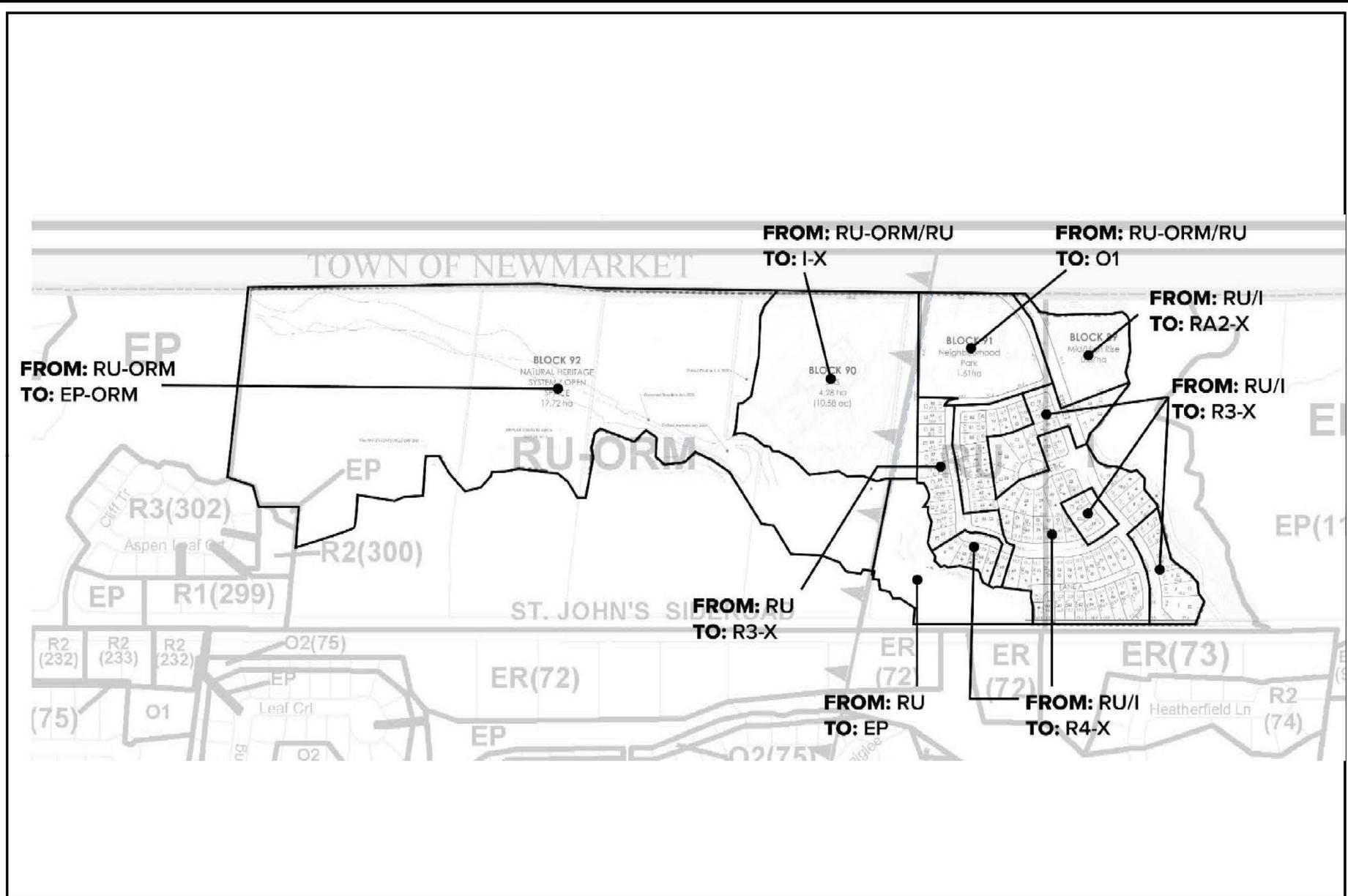


PROPOSED OFFICIAL PLAN DESIGNATION

Applicant: Shining Hill Estates Collection Inc.
 Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01

FIGURE 5

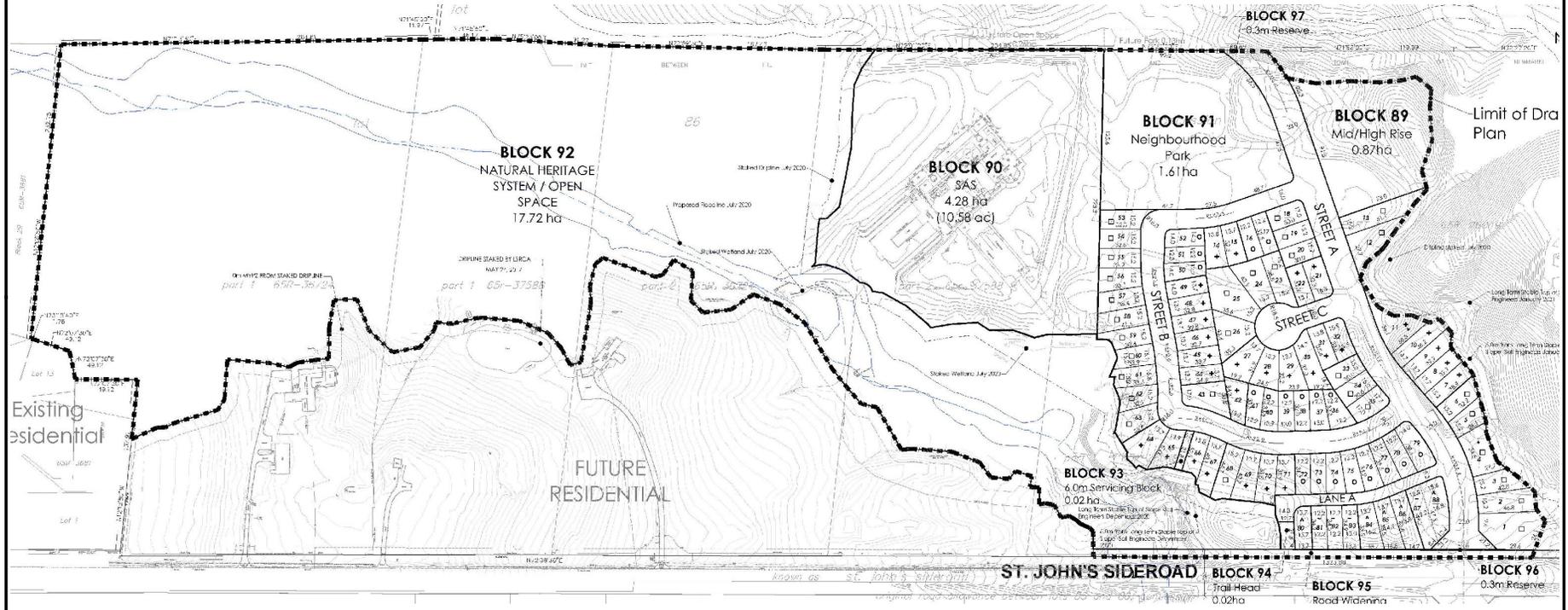




PROPOSED ZONING BY-LAW AMENDMENT

Applicant: Shining Hill Estates Collection Inc.
 Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01
 FIGURE 6

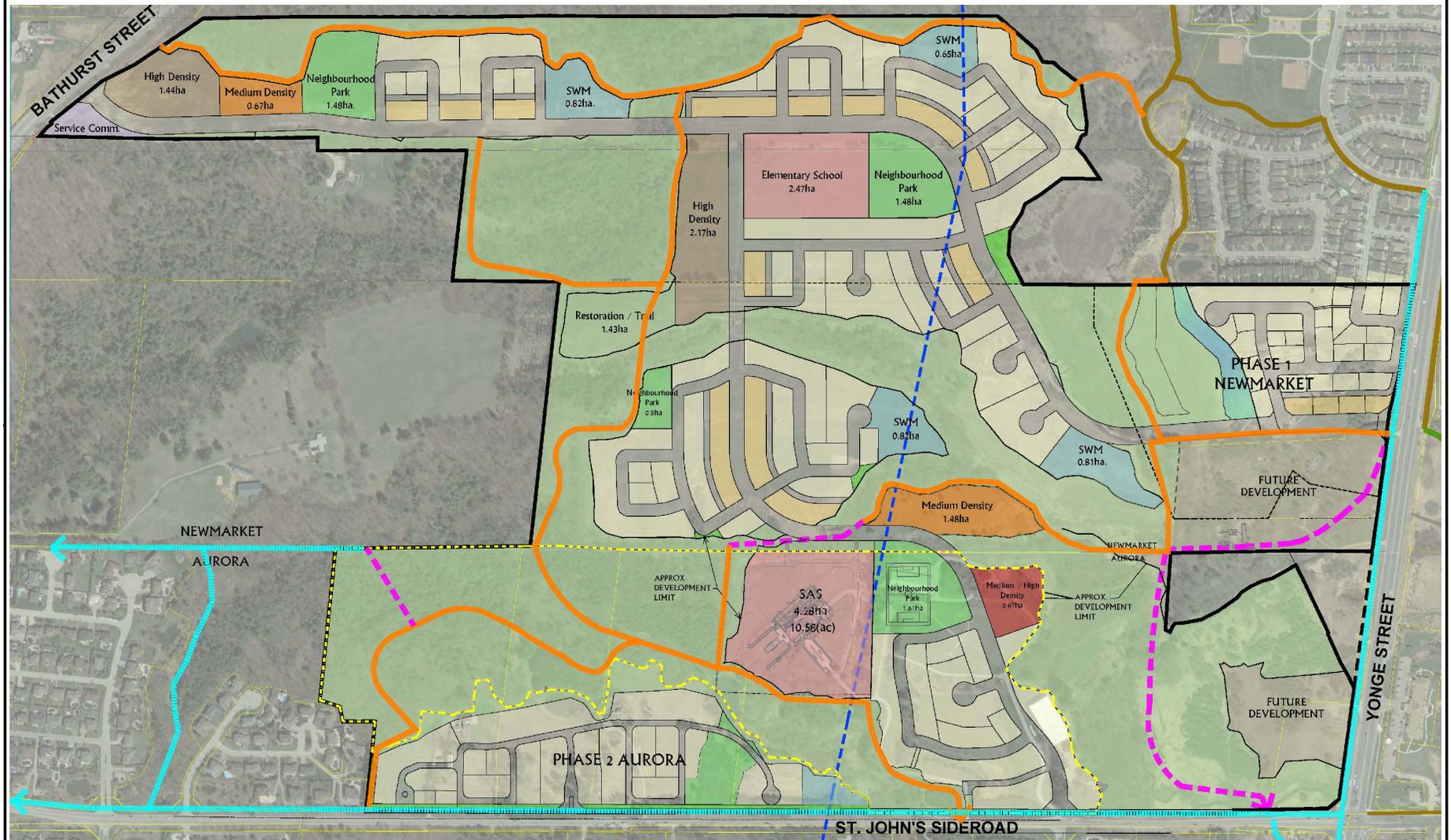




DRAFT PLAN OF SUBDIVISION

Applicant: Shining Hill Estates Collection Inc.
 Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01
 FIGURE 7





CONCEPTUAL OVERALL PLAN

Applicant: Shining Hill Estates Collection Inc.
 Files: OPA-2021-02, ZBA-2021-02 & SUB-2021-01

FIGURE 8

